



**CITY OF LONG LAKE  
PLANNING COMMISSION MEETING MINUTES  
August 23, 2022**

**CALL TO ORDER**

The meeting was called to order at 6:30 pm by Chair Adams.

**Present:** Chair: Roger Adams; Commissioners: Steve Keating, Virginia See, Lori Goodsell, and Anita Secord; City Council Member/Liaison: Mike Feldmann

**Staff Present:** City Administrator: Scott Weske; and Planning Consultant: Hannah Rybak

**Absent:** None

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**APPROVE AGENDA**

*Commissioner Secord moved to approve the agenda as presented. Commissioner See seconded. Ayes: all.*

**CONSENT AGENDA**

**A. Minutes of the March 8, 2022 Planning Commission Meeting**

*Commissioner Secord moved to approve the Consent Agenda as presented. Commissioner See seconded. Ayes: all.*

**OPEN CORRESPONDENCE**

None.

**BUSINESS ITEMS**

- A. Planning Case #2022-02/Request for Approval of Village Design Guidelines Review for The Borough Apartment project to be located at 455-545 Virginia Avenue and 2045 Wayzata Boulevard W (Applicant/Owner: North Shore Development Partners)

Planning Consultant Rybak provided a review of The Borough project's original approvals from September 2020, December 2020, and the revised approvals from April 2021. She explained that North Shore Development Partners had purchased the property and is proposing some minor changes to the project plans. She noted that the site changes were not enough to require a site plan amendment that would need to go back before the Planning Commission and City Council. Staff has the ability to approve the Building Permit; however, a Village Design Guidelines review must be approved by the Planning Commission for the proposed exterior design changes. She reminded the Commission that the plans approved are for seven buildings ranging from two to three

stories with a mix of one and two bedroom units. She presented the revised design plans that include a lighter color scheme and use of similar, but higher quality, materials. She indicated that the developer has stated that they focused on elegance and simplicity in their design and displayed the renderings that had been submitted for consideration. She concluded that she found that the revised design proposal conformed to the Village Design Guidelines and recommends approval.

Commissioner Secord asked for details related to the height of the monument wall.

Enrico Williams, Kaas Wilson Architects, responded that they are still in final design stages for the project so they do not yet have a defined height for the monument wall. He noted that the intent is not to make it too overpowering or too tall, but to announce the presence of this project at the intersection.

Commissioner Secord voiced that her concern was when people pull up to the area, she wants people to be able to see traffic with clear sight lines maintained.

Commissioner Goodsell noted that she had gone over the Village Design Worksheet with the architect who had helped create the Village Design Guidelines, Barry Petit. She asked about the number of building materials proposed and noted that it looks like they have presented this as having four materials, but to her, there were six.

Mr. Williams gave an explanation of the proposed materials and the differences in split levels. He commented that the materials she was referencing was from exposed foundations as well as retaining wall block. He added that he could provide samples of the materials to the City.

Commissioner Goodsell also noted that the Village Design Guidelines allow for three surface colors and it looks like the design plan has four or five.

Mr. Williams replied that the proposed block is to address the site conditions and the retaining wall was not necessarily part of the building.

Chair Adams asked Planning Consultant Rybak if the Village Design Guidelines applied to only the building and not the retaining wall.

Planning Consultant Rybak affirmed that this was correct.

Commissioner Goodsell clarified that she was not referring to the retaining wall but to the stone that would be on the face of the building throughout the garages.

Rybak added that in her interpretation, the wood-look accent wouldn't necessarily be considered an overall building material because it is just used in three small portions of the building.

Commissioner Goodsell stated that it was used in the most visible portions of the building.

Rybak explained that this was her interpretation, but noted that the Planning Commission could have a different opinion.

Commissioner Goodsell commented that she did not mean to come across as intense, but explained that was concerned that this project, as presented, is over and above in both materials and color. She observed that she thinks that there may be a valid argument regarding building materials but

does not think one could be made related to colors. She added that she loved the plans for the outdoor space, but was concerned that there will be a lot going on visually and the City wants recessive, blended architecture which she did not believe high contrast white and black would be. She stated that she would like to see the design be tweaked to bring the plans more in line with the architectural standards for recessive, simple architecture.

Mr. Williams stated that he thinks the most recent proposal has simplified the buildings a bit more from their previous design and assured the Planning Commission that they kept the Village Design Guidelines in mind when they worked on the revisions. He explained that when he looks at the building, he sees three primary building materials - stone, lap siding, and CFP panel. He indicated that they are proposing wood accents, but feels they are discreet and reiterated that he does not see them as a primary element. He noted that he was the designer on both the Lifestyle Communities project and this project, and he felt that this proposal was closer to the Village Design Guidelines than the previous version which was approved.

Commissioner Goodsell indicated that she still goes back to the issue of colors because she does not feel that criteria had been met and only three colors are allowed, including brick and stone.

Mr. Williams stated that he only sees three colors.

Commissioner Goodsell asked if there was something that could be done to simplify the color scheme, such as having the black and white areas be the same color.

Mr. Williams indicated that he could remove Item #3 and replace it with something else because the stone itself is a primary color and material. He noted that if the contrasting areas were the same color, the result would be too monotone and the project would lose a lot of the variation that is present throughout the site. He believed the result would appear as seven solid building masses throughout the site and would be a pull away from the Village Design feel.

Weske cautioned the Commission not to get too tied up with what a 'piece of paper' says is the rule. He gave the example of the project coming in with fluorescent pink, purple and yellow, which would be three colors thereby fulfilling the rule, but would not necessarily be elegant or nice in appearance.

Commissioner See pointed out that the Village Design Guidelines very clearly establish a maximum of three colors which she believes the City should adhere to, and she would find a highlight feature could be considered an additional color.

Commissioner Goodsell recalled that the City spent a full year working on the Village Design Guidelines.

Mr. Williams observed that they are 'guidelines' which he feels should be used to 'guide' the design process.

Commissioner Goodsell emphasized that she did not think of them as guidelines, but rather standards.

Chair Adams indicated that he would not want to see the buildings constructed in one color and likes that they are broken up in appearance with the color variations.

Rybak noted that black and white had been mentioned, but wanted to clarify that the colors are proposed as cream and a darker gray, not black and white.

Commissioner Goodsell noted that she feels that the point of the guidelines was for blending, recessive architecture and reiterated that she did not think high contrast blocking style would be that. She recollected that the City had surveyed the entire community as part of creating the Village Design Guidelines. She voiced her opinion that what was being presented for the project just looks like any other apartment building and indicated that she just wanted the existing Village Design Guidelines to be followed.

Matt Alexander, North Shore Development, commented that a lot of thought had gone into their design proposals. He observed that the original proposal felt a bit monochromatic when they first saw it and didn't offer a lot of definition.

Commissioner Goodsell stated that she is excited about this project, but is just hopeful that there can be some tweaks in order to go towards the spirit of the design standards and reiterated that the whole point was blended, recessive architecture rather than high contrast.

Mr. Alexander gave an explanation of their process in trying to find a 'Nordic' type flare for the project. He indicated that the 'flavor' would be wood, dark color, and steel and noted that the wood is intended as an accent piece.

Commissioner Goodsell confirmed her understanding that the wood would be an accent piece and clarified that her main concern was the 'white, black, white, black' element of the design.

Mr. Alexander noted that the computer images from the renderings are not an accurate depiction of the color stains. He stated that they would be happy to show the building materials to the City.

The Planning Commission discussed the building materials, retaining walls, exposed foundation materials, and outdoor elements to the project.

Mr. Alexander reiterated that they could bring samples of the building materials for review so the Commission could see that the color scheme is not black and white.

Commissioner See asked if they could also bring back plans that only use three colors so they followed the Village Design Guidelines.

Mr. Alexander stated that they believe the plans they have presented only have three colors.

Weske added that staff also felt the plans presented only had three colors.

Rybak indicated that, in her opinion, an accent material is not a building material.

Commissioner Goodsell reiterated that she feels that at the end of the day, 'blending, recessive' is the whole theme of the guidelines.

Weske pointed out that there will be a building just down the block that will look exactly like this proposal's color scheme.

Commissioner Goodsell noted that she had not approved that building design.

Mr. Alexander shared that they are very proud of their project design, the color scheme, and the building materials.

The Commission discussed the possibility of having the materials be a different tone rather than the cream and dark gray and ways to bring in some simplicity to the design.

Commissioner Goodsell stressed that she loves the concept and specifically likes having the decks be metal and that there is outdoor space on the corner, but feels that needs to recede into the background. She reiterated that she would just like to see something that was not so high contrast.

Commissioner See suggested that the colors should be more of a 'whisper' than a 'shout'.

Commissioner Goodsell stated that she would like to see a revised color scheme with samples presented before she makes a recommendation to the Council.

Mr. Williams pointed out that the previous developer did not present a sample board and their project was approved from the renderings.

Weske noted that staff would recommend that the Commission make a motion.

*Commissioner Goodsell moved to direct North Shore Development to come back to the Planning Commission with a revised color scheme and samples for the next Planning Commission meeting. Commissioner See seconded. Ayes: all.*

Chair Adams inquired how the Commission's action would affect the permitting process for the project.

Weske noted that the developer has the option to appeal their position to the City Council.

Commissioner See asked if the Commission could recommend that the developer go ahead and begin the grading because the point is not to hold up the project.

Commissioner Goodsell stated that she felt that was a great idea.

Mr. Alexander indicated that they will move forward with site grading and will plan to bring in different material samples and see what happens.

Mr. Williams explained that when the renderings are created on the computer it is very difficult to emulate actual colors for the project.

Commissioner Goodsell reiterated that her issue is the high contrast elements of the project.

Mr. Williams stated that they can provide samples and options for the City to consider.

## **OTHER BUSINESS**

### **A. Council Liaison Report**

Council member Feldmann gave an overview of recent City Council discussion and activities.

B. Commission Member Business

**Speed Enforcement** - Commissioner Secord inquired about Police Department enforcement with regarding to speeding traffic along Brown Road N and Orchard Lane/Orono Orchard Road, and the inconsistency of traffic adherence to the stop sign at Watertown Road and Brown Road N. She noted that these issues had been mentioned on the local Next Door group site and it became a big thing in the online discussions. She shared concerns that were raised by the group and mentioned examples that she had personally witnessed with speeding and going through the stop sign without braking. Weske indicated that he would contact the Police Department the following day and request the Police maintain a more frequent presence in the area. Commissioner Secord stated that she could also forward the screenshots she had from the messages on Next Door on this topic.

C. Staff Business

No other staff business was discussed.

**ADJOURN**

*Hearing no objection, Chair Adams adjourned the meeting by general consent at 7:32 pm.*

Respectfully submitted,

Scott Weske  
City Administrator